

This instrument was prepared by:

Dana R. Goldman, Esq.
Dana Goldman, P.A.
308 Poinciana Island Drive, #710
Sunny Isles Beach, FL 33160

Cross Reference to Amended and Restated
Declaration of Covenants, Conditions, Easements,
and Restrictions, recorded in Official Records
Book 6268, Page 629, of the Public Records
of Osceola County, Florida

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**THIRD AMENDMENT AND SUPPLEMENTAL DECLARATION TO
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND
RESTRICTIONS FOR BRIDGEWALK**

THIS THIRD AMENDMENT AND SUPPLEMENTAL DECLARATION TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR BRIDGEWALK (this "**Third Supplemental Declaration**") is made on this 24th day of October, 2025 by STANDARD PACIFIC OF FLORIDA, LLC, a Florida limited liability company f/k/a Standard Pacific of Florida, a Florida general partnership ("**Declarant**"), and joined in by AG EHC II (LEN) Multi State 4, LLC, a Delaware limited liability company ("**AG**") and Bridgewalk Homeowners Association, Inc., a Florida not-for-profit corporation ("**Association**").

R E C I T A L S

A. Declarant is the "Declarant" under that certain Declaration of Covenants, Conditions, Easements, and Restrictions for Bridgewalk, recorded on February 15, 2022 in Official Records Book 5891, Page 604 ("**Original Declaration**") as amended and restated in that certain Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions of Bridgewalk, recorded on August 12, 2022 in Official Records Book 6268, Page 629 ("**Amended and Restated Declaration**"), and as further amended and supplemented in that certain 1st Amendment to Community Declaration for Bridgewalk, recorded on January 23, 2024 in Official Records Book 6537, Page 2789 ("**1st Amendment**"), that certain First Amendment and Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions for Bridgewalk, recorded on June 5, 2024 in Official Records Book 6612, Page 9 ("**First Supplemental Declaration**"), and that certain Second Amendment and Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions for Bridgewalk, recorded on May 5, 2025 in Official Records Book 6782, Page 256 ("**Second Supplemental Declaration**"), all of the Public Records of Osceola County, Florida (this Third Supplemental Declaration, together with the Original Declaration, Amended and Restated Declaration, 1st Amendment, and Second Supplemental Declaration shall be referred to as the "**Declaration**") respecting the community known as Bridgewalk.

B. Pursuant to Sections 1.1 and 3.3 of the Declaration, additional lands may be annexed to the Properties by the Declarant, at the Declarant's sole discretion. Such annexed lands shall be brought within the provisions and applicability of the Declaration by filing a Supplemental Declaration in the Public Records of Osceola County, Florida describing the property to be annexed and subjecting it to the terms of the Declaration.

C. Pursuant to Section 20.1 of the Declaration, prior to Turnover, the Declaration may be amended by the Declarant alone without the consent or joinder of any other Owner or the Association; provided, however, the Association shall, upon request of the Declarant, join in any such amendments or modifications upon request of the Declarant.

D. Turnover has not yet occurred.

E. Declarant wishes to amend and supplement the Declaration as further set forth herein.

F. The Association has joined in and consented to this Third Supplemental Declaration at the request of the Declarant.

G. As of the date of this Third Supplemental Declaration, AG owns Lots and other portions of the Properties and annexable property and pursuant to that certain Option Agreement dated December 15, 2023, entered into between AG and Declarant, as evidenced by that certain Memorandum of Option Agreement recorded on December 19, 2023 in Official Records Book 6521, Page 542, of the Public Records of Osceola County, Florida, AG has joined in and consented to this Third Supplemental Declaration.

NOW THEREFORE, Declarant hereby amends and supplements the Declaration as set forth herein.

Words in the text which are lined through (-----) indicate deletions from the present text; words in the text that appear with a double underline indicate additions to the present text.

1. Recitals and Defined Terms. The foregoing Recitals are true and correct and are incorporated into and form a part of this Third Supplemental Declaration. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

2. Conflicts. If there is a conflict between this Third Supplemental Declaration and the Declaration, this Third Supplemental Declaration shall control. Whenever possible, this Third Supplemental Declaration and the Declaration shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect.

3. Annexation. In accordance with Sections 1.1 and 3.3 of the Declaration, the lands more particularly described on Exhibit A to this Third Supplemental Declaration are hereby annexed into the Properties and shall be subject to the covenants, conditions and restrictions contained in the Declaration.

4. Service Area Designation. In accordance with Section 1.5 of the Declaration, the real property legally described on Exhibit E attached hereto and incorporated herein by this reference (the "**Springhead Service Area**") is hereby designated as a Service Area. Charges for the Bulk Services (as defined in Section 17.5.1 below) to be incurred by the Association during the fiscal year shall be paid for by Service Area Assessments levied against the Lots located within the Springhead Service Area.

5. Amendment to Subsection 2.5.4 of the Declaration. Subsection 2.5.4 of the Declaration is amended to read as follows:

2.5.4 "Service Area Assessments" means the amounts assessed against each Lot subject to Assessments in a particular Service Area, representing the Lot's share of the Service Area Expenses as determined in accordance with Section 12.2 and 12.5 Article 12 of this Declaration. If applicable, Bulk Services (as defined in Subsection 17.5.1) shall be included in the

Service Area Assessments in a particular Service Area.

6. Amendment to Section 2.50 of the Declaration. Section 2.50 of the Declaration, as amended by the First Supplemental Declaration, is amended to read as follows:

2.50 "Plat" means the graphic representation of the plan of subdivision for all or a part of the Properties, as amended from time to time, as approved by the County and recorded in the Public Records. The Plats of the Community are (i) Plat of BRIDGEWALK PHASE 1A, recorded in Plat Book 30, Pages 50-56 (**"Phase 1A Plat"**), (ii) Plat of BRIDGEWALK PHASE 1B 2A & 2B, recorded in Plat Book 32, Pages 143-147 (**"Phase 1B 2A & 2B Plat"**), (iii) Plat of BRIDGEWALK PHASE 2C, recorded in Plat Book 35, Pages 66-72, as partially replatted in the Plat of BRIDGEWALK PHASE 2C REPLAT, recorded in Plat Book 36, Pages 133-134 (**"Phase 2C Plat"**) and (iv) Plat of SPRINGHEAD I AT BRIDGEWALK, recorded in Plat Book 36, Pages 67-74 (**"Springhead Plat"**) all of the Public Records of Osceola County, Florida. The Declarant has caused the Phase 1A Plat, Phase 1B 2A & 2B Plat, and Phase 2C Plats; AG has caused the Springhead Plat, all of the Properties, to be recorded in the Public Records. The Declarant or AG, as applicable, reserves the right to alter, modify or replat any Plat as it deems desirable in its sole discretion.

7. Amendment to Article 12 of the Declaration. The following language is hereby added to the Declaration as Section 12.21 hereof:

12.21 Service Area Assessments. The Board of Directors shall have the power to assess Lots for the actual and estimated expenses incurred by the Association for Service Area Expenses for the benefit of Lots or Owners within a particular Service Area, which may include a reasonable reserve for capital repairs and replacements, all as may be determined from time to time by the Board of Directors in accordance with the Declaration. Unless the Initial Declaration, a Supplemental Declaration or any other recorded instrument shall provide otherwise, each Lot shall pay an equal share of the Service Area Expenses incurred by the Association for providing specific items or services relating to or benefiting the Service Area in which the Lot is located, computed by multiplying the applicable Service Area Expenses by a fraction, the numerator of which is one (1) and the denominator of which is the total number of Lots subject to Assessments within the Service Area to which the Service Area Expenses apply.

12.21.1 At the time that the budget for Service Area Expenses is prepared by the Board as required by Section 12.21 above, the Board shall determine the amount of the Service Area Assessments that are applicable to the Lots in such Service Area for such fiscal year.

12.21.2 No action authorized in this Section 12.21 shall be taken without the prior written consent of the Declarant as long as the Declarant or any of its affiliates owns any portion of the Properties.

8. Amendment to Article 17 of the Declaration. The following language is hereby added to the Declaration as Section 17.5 hereof:

17.5. Declarant and Association's Right to Contract for Telecom Services. The Declarant has entered into, or will enter into, one or more agreements with one or more companies including FisionX LLC, a Delaware limited liability company, which is an affiliate of Declarant, for the installation of communications facilities (the "**Communication Facilities**") and the provision of communications services (the "**Services**") within Bridgewalk or any portion thereof. The Services may include, among other things internet, video, and telephone services, as well as other communications technologies.

17.5.1 The Services may be delivered by one or more communications providers (each a "**Provider**") to Owners on a bulk basis, whereby the Services are delivered to Homes in a particular Service Area (the "**Bulk Services**") and the Provider bills the Association for the provision of Services each month for the Bulk Services delivered to the Homes in the Service Area, and the Association assesses a monthly Bulk Services fee to individual Owners within the Service Area. The terms of any Bulk Services arrangement are set forth in the Bulk Services Agreement between the Declarant (and the Association after Turnover) and a Provider.

17.5.2 To the extent Bulk Services are delivered to Homes in a particular Service Area, each person by acceptance of a deed to a Lot located in the Service Area hereby acknowledges and agrees to the Provider's services subscriber agreement terms and acceptable use policy to receive the Bulk Services and, except as provided by applicable law, the failure of an Owner to agree to the Provider's services a subscriber agreement and acceptable use policy will not relieve an Owner from the obligation to pay the Bulk Services fee attributable to their Home. For any Services not delivered on a bulk basis within a Service Area of Bridgewalk, each Owner must individually subscribe with Provider for any Services that the Owner desires for Provider to deliver to their Home.

17.5.3 Each person, by acceptance of a deed to a Lot, hereby acknowledges and agrees to be bound by all such easements or agreements for the installation and continued existence of the Communication Facilities on each Lot and by the provision of Services (including Bulk Services) as aforesaid, along with any amendments, renewals, and replacements thereof, including but not limited to a communications easement in a form substantially similar to the draft communications easement attached hereto as Exhibit F (the "**Communications Easement**"). The Communications Easement, among other items, shall grant Provider an easement over, under, and through the outermost five (5) feet of the perimeter of each affected Lot for the purposes of (a) designing, laying-out, installing, accessing, operating, maintaining, testing, inspecting, repairing, replacing, improving, expanding, and

removing the Communication Facilities and (b)
permitting the delivery of Services.

10. Communications Easement Exhibit. A new Exhibit F entitled Communications Easement, is hereby added to the Declaration in the form attached to this Third Supplemental Declaration.

11. Ratification. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specially amended hereinabove, is hereby ratified and confirmed in its entirety.

12. Covenant. This Third Supplemental Declaration shall be a covenant running with the land and shall be effective immediately upon its recording in Osceola County, Florida.

IN WITNESS WHEREOF, the undersigned, being Declarant under the Declaration, has caused this Third Supplemental Declaration to be executed by its duly authorized representatives as of this 24th day of October, 2025.

Witnessed by:

[Signature]
Name: Michelle Dudley
Address: 4635 Westwood Blvd
Orlando, FL 32871

[Signature]
Name: LINDA CHAMBERS
Address: 4635 Westwood Blvd
Orlando, FL 32871

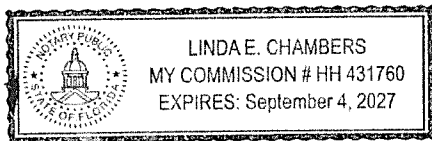
STANDARD PACIFIC OF FLORIDA, LLC, a
Florida limited liability company

By: Standard Pacific of Florida GP, LLC, a
Delaware limited liability company, its Sole
Member

By: [Signature]
Print Name: Mark McDonald, VP
Date: October 24, 2025

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

The foregoing instrument was sworn to, subscribed and acknowledged before me this 24 day of October, 2025 by Mark McDonald as V.P. of STANDARD PACIFIC OF FLORIDA GP, LLC, a Delaware limited liability company, the Sole Member of STANDARD PACIFIC OF FLORIDA, LLC, a Florida limited liability company, on behalf of the companies. He appeared before me by means of: ☐ online notarization, or ☒ physical presence and is ☒ personally known to me, or ☐ has produced _____ as identification.



[Signature]
(Signature of Notary Public)
Print Name: LINDA E. CHAMBERS
Notary Public, State of Florida
Commission No.: 431760
My Commission Expires: 9.4.27

JOINDER

AG EHC II (LEN) Multi State 4, LLC, a Delaware limited liability company ("**AG**") does hereby join in the Third Amendment and Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions for Bridgewalk (the "**Third Supplemental Declaration**") to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. AG is the record title owner of the real property located in Osceola County, Florida more particularly described on Exhibit E attached to this Third Supplemental Declaration ("**Springhead Service Area**"). The Lots in the Springhead Service Area are encumbered by, subject to, and governed by the Declaration.

AG acknowledges that this Joinder is for the purpose of evidencing AG's approval of this Third Supplemental Declaration pursuant to that certain Option Agreement dated December 15, 2023, entered into between AG and Declarant, as evidenced by the certain Memorandum of Option Agreement recorded on December 19, 2023 in Official Records Book 6521, Page 542, of the Public Records of Osceola County, Florida.

IN WITNESS WHEREOF, the undersigned has 2025 executed this Joinder on this 27 day of October, 2025.

Witnessed by:

Wendy Stoeckel
Name: Wendy Stoeckel
Address: 8585 E Hartford Dr., Ste 118
Scottsdale, AZ 85255

AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware limited liability company

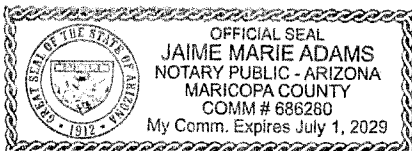
By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its Authorized Agent

Heather Foreman
Name: Heather Foreman
Address: 8585 E Hartford Dr., Ste 118
Scottsdale, AZ 85255

By: Steven S. Benson
Name: Steven S. Benson
Title: Manager

STATE OF ARIZONA)
COUNTY OF MARICOPA)

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 27 day of October, 2025, by Steven S. Benson, as Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 4, LLC, a Delaware liability company, on behalf of the companies. He appeared before me by means of ☐ online notarization or ☒ physical presence and is ☒ personally known to me, or ☐ has produced _____ as identification.



Jaime Marie Adams
Notary Public

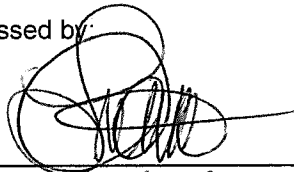
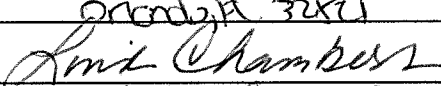
JOINDER

BRIDGEWALK HOMEOWNERS ASSOCIATION, INC.

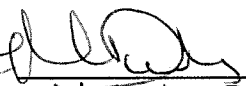
BRIDGEWALK HOMEOWNERS ASSOCIATION, INC. ("**Association**") does hereby join in the Third Amendment and Supplemental Declaration to the Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Bridgewalk (the "**Third Supplemental Declaration**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. Association agrees that this Joinder is for convenience purposes only and does not apply to the effectiveness of the Third Supplemental Declaration as the Association has no right to approve the Third Supplemental Declaration.

IN WITNESS WHEREOF, BRIDGEWALK HOMEOWNERS ASSOCIATION, INC., has caused these presents to be signed by its proper officer and its corporate seal to be affixed this 24th day of October, 2025.

Witnessed by:


Name: LISA KRIVAN
Address: 6075 Wedwood Blvd
Orlando, FL 32831

Name: LINDA CHAMBERS
Address: 6075 Wedwood Blvd
Orlando, FL 32831

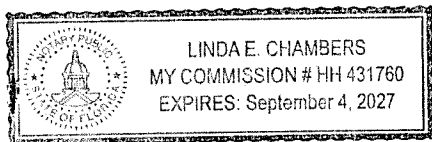
BRIDGEWALK HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation

By: 
Name: Michelle Dudley
Title: President

[SEAL]

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

The foregoing instrument was sworn to, subscribed and acknowledged before me this 24 day of October, 2025 by Michelle Dudley as President of BRIDGEWALK HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. She appeared before me by means of: ☐ online notarization, or ☒ physical presence and is ☒ personally known to me, or ☐ has produced _____ as identification.



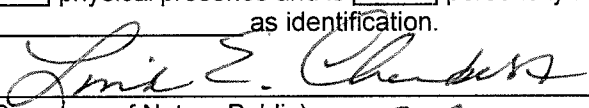

(Signature of Notary Public)
Print Name: LINDA E. CHAMBERS
Notary Public, State of Florida
Commission No.: 431760
My Commission Expires: 9.4.27

Exhibit A

Additional Properties

LEGAL DESCRIPTION:

All of the real property legally described on the plat of BRIDGEWALK PHASE 1B 2A AND 2B, according to the Plat thereof, as recorded in Plat Book 32, Pages 143-147, of the Public Records of Osceola County, Florida.

Exhibit E

Springhead Service Area

Lots 1-241, inclusive, SPRINGHEAD I AT BRIDGEWALK, according to the Plat thereof, as recorded in Plat Book 36, Pages 67-74, of the Public Records of Osceola County, Florida.

Exhibit F
Communications Easement

GRANT OF MASTER TELECOMMUNICATIONS EASEMENT

THIS GRANT OF MASTER TELECOMMUNICATIONS EASEMENT (this "Grant of Master Easement") is conveyed this 2nd day of October, 2025, by Lennar Homes, LLC, a Florida limited liability company, and AG EHC II (LEN) Multi State 4, LLC, a Delaware limited liability company, and their successors and assigns (together "Grantor"), whose addresses are 6675 Westwood Boulevard, 5th Floor, Orlando, FL 32821 and c/o Essential Housing Asset Management, LLC, 8585 East Hartford Drive, Suite 118, Scottsdale, AZ 85255, respectively, to FisionX LLC, a Delaware limited liability company, its successors and assigns (together "Grantee"), whose address is 2100 West Cypress Creek Road, Fort Lauderdale, Florida 33309.

Whereas, Grantor is the owner of that certain real property located in Osceola County, Florida, commonly known as Springhead Lakes, located at Flame Vine Way, St. Cloud, FL, 34771, as more specifically described in Exhibit A attached hereto (the "Property");

WHEREAS, Grantor will form or has formed a homeowners' association under the laws of the State where the Property is located (which homeowners' association and its successors and assigns shall hereinafter be referred to as "Association"); and

Whereas, Grantor desires to grant, and Grantee desires to obtain and record this Grant of Master Easement which shall, at all times and in all events, run with the land, in order to provide certain Services, as defined and in accordance with that certain Communication Services Installation and Services Agreement, to be entered into by Grantor, Association, and Grantee (the "Agreement"), to the Property.

NOW, THEREFORE, the parties hereto, intending to be legally bound hereby and in consideration of One Dollar (\$1.00) paid by Grantee to Grantor the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. Grantor does hereby grant and convey to Grantee, its successors and assigns, the full and uninterrupted right, right of way, privilege, easement, and authority, on a non-exclusive basis, to enter upon the Property to install the wiring, hubs, repeaters, amplifiers, termination boxes, Communications Room, and all other equipment to be installed by Operator in order for Grantee to provide Services at the Property (the "Distribution Facilities"). Grantee owns the Distribution Facilities and Grantee is the exclusive party permitted to access and use the Distribution Facilities. Grantee shall provide Grantor high-level engineering drawings showing the location of Distribution Facilities installed by Grantee and located on the Property promptly upon completion of installation thereof (the "as-built map"). Upon completion of installation of the Distribution Facilities, the easement granted to Grantee under this Grant of Master Easement is non-exclusive and limited to the lesser of (a) a ten foot (10') wide strip centered on each of the underground conduits containing the Distribution Facilities as shown on Grantee's as-built map up to the edge of each residence parcel, or (b) the width of the utility easement granted to the local electric utility company pursuant to the plat map (or other similar documentation) for the Property, or (c) the width of the public utility easement dedicated pursuant to the plat map (or other similar documentation) for the Property (in whichever case, the "Easement Area"); *provided, however*, that in the event the size of the Easement Area described herein is not large enough to hold the Communications Room, Grantor agrees to provide Grantee a separate, exclusive easement on the Property in an alternative location. The rights granted to Grantee specifically, and without limitation, include: (i) the right of Grantee to inspect, alter, improve, repair, build, and rebuild the Distribution Facilities; (ii) the right for Grantee to change the quantity and type of the Distribution Facilities; (iii) the right for Grantee to clear, with advance notice to and approval from the Grantor, the Easement Area of trees, limbs, undergrowth and other physical objects which, in the opinion of the Grantee, endanger or interfere with the safe and efficient installation, operation and/or maintenance of the Distribution Facilities; (iv) the reasonable right for the Grantee to enter upon the land of the Grantor adjacent to said Easement Area for the purpose of exercising the rights herein granted to Grantee; and (v) all other rights and privileges reasonable, necessary, or convenient for Grantee's safe and efficient installation, maintenance, operation, and use of said Easement Area for the purposes described herein. Grantee's access to any of Grantee's facilities located on individual residence parcels is governed by the plat for the Property, public utility easements for the Property, or agreements between Grantee and individual residence parcel owners.

2. Grantor shall retain the right to move parts of Grantee's equipment in the case of an emergency, provided, however, Grantor shall have first attempted to notify Grantee of said emergency and Grantee shall have not responded to said emergency within a reasonable time period as determined by the nature of the emergency, and provided, further, that Grantor shall cooperate with Grantee to ensure that the relocated equipment is operational and Grantee is able to operate the Distribution Facilities in accordance with applicable building, electrical, and fire codes. Grantee shall not be deemed to be in breach or default of the Agreement or of this Easement if the relocation of Grantee's Equipment by Grantor results in Service or System Disruptions or Outages, as defined in the Agreement, until such time as the Service can be restored.
3. Grantor hereby covenants and agrees that no buildings, facilities, wiring, structures, or obstacles (except non-interfering softscape, hardscape, fences, etc.) shall be located, constructed, excavated, or created within the Easement Area physically occupied by the Facilities (the "Facilities Area"). If fences are installed by Grantor, they shall be placed so as to allow ready access to the Distribution Facilities. If the future orderly development of the Property physically conflicts with the location of the Distribution Facilities or encroaches upon the Easement Area, Grantee shall, within ninety (90) days after receipt of written request from Grantor (or its successor), relocate the Distribution Facilities to another mutually agreed upon area on the Property, provided, however, that prior to the relocation of the Facilities (a) Grantor or Association (as applicable) shall pay to Grantee the actual out-of-pocket expected cost of the relocation as estimated by Grantee, and (b) Grantor or Association (as applicable) shall execute and deliver to Grantee, at no cost, an acceptable and recordable easement to cover the relocated Facilities.
4. Grantor shall not interfere with the Distribution Facilities or knowingly permit any third party to interfere with the Distribution Facilities.
5. Grantor hereby warrants and covenants that: (a) Grantor (collectively) is the legal owner of the Property in fee simple; (b) Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and (c) Grantee shall have quiet and peaceful possession, use, and enjoyment of the Easement Area free from interruption.
6. This Grant of Master Easement is given solely in connection with the delivery of Services to the Property as set forth in the Agreement. This Grant of Master Easement is non-exclusive as to Grantee for the provision of Services to the Property for so long as Grantee is and remains the provider of Services at the Property in accordance with the Agreement. Subject to the terms of the Agreement, Grantee shall have the right to continue using, to the fullest extent of the law all the rights and privileges granted in this Grant of Master Easement, the Distribution Facilities and the Easement Area to provide the Services to the Property, on a non-exclusive basis, regardless of the expiration or termination of the Agreement. Grantee shall execute and deliver to Grantor or Association a recordable release of this Grant of Master Easement within ten (10) days after Grantor's or Association's request if Grantee no longer provides (or no longer has the regulatory authority to provide) any of the Services to Residences on the Property. Notwithstanding anything to the contrary contained in this Grant of Master Easement, the deliverance of the release referenced herein shall be tolled provided that Grantee has commenced reinstatement of its regulatory authority within three (3) months of receipt of Grantor's or Association's request, in accordance with Section 8 herein, and thereafter diligently and expeditiously proceeds to reinstate the same.
7. A failure or delay of Grantee to enforce any provisions of this Grant of Master Easement, or any right or remedy available under this Grant of Master Easement or at law or in equity, or to require performance of any of the provisions of this Grant of Master Easement, or to exercise any option which is provided under this Grant of Master Easement, shall in no way be construed to be a waiver of such provisions, rights, remedies, or options.
8. Any notices to be given hereunder shall be in writing and shall be deemed to have been sufficiently given or served for all purposes if it is delivered (a) personally or, (b) by overnight courier prepaid by the sender or, (c) mailed by registered or certified mail, return receipt requested, postage prepaid to the parties at the addresses shown below or at such other address as the respective parties may from time to time designate by like notice. Each such notice shall be effective upon being so delivered. Rejection or refusal to accept delivery or an inability to deliver because of change of address of which no notice was given shall all be deemed to be receipt of the notice or statement sent and the date of the rejection, refusal or inability to deliver shall be deemed to be the date notice was given. Such addresses shall be as follows:

To GRANTEE:
FisionX LLC

c/o Hotwire Communications, Ltd.
2100 West Cypress Creek Road
Fort Lauderdale, FL 33309
Attention: Kristin Johnson, Chief Executive Officer

With a copy to:
FisionX LLC
c/o Hotwire Communications, Ltd.
2100 West Cypress Creek Road
Fort Lauderdale, FL 33309
Attention: General Counsel

To GRANTOR:
Lennar Homes, LLC
6675 Westwood Boulevard, 5th Floor
Orlando, FL 32821
Attention: VP of Land Development

AG EHC II (LEN) Multi State 4, LLC
c/o Essential Housing Asset Management, LLC
8585 East Hartford Drive, Suite 118
Scottsdale, AZ 85255

With a copy to:
Lennar Connectivity Services, LLC
5505 Waterford District Drive
Miami, FL 33126
Attention: Tom Jelinek

9. Nothing contained in this Grant of Master Easement shall be deemed to be a gift or dedication of any portion of the Property to the general public or for any public use or purpose whatsoever, it being the intention of the parties hereto and their successors, heirs, and assigns that nothing in this Grant of Master Easement, expressed or implied, shall confer upon any person, other than the parties and their successors, heirs and assigns, any rights or remedies under or by reason of this Grant of Master Easement.
10. This Grant of Master Easement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, and assigns.
11. Any mortgage or deed of trust affecting any portion of the Easement Area shall at all times be subject and subordinate to the terms of this Grant of Master Easement, except to the extent expressly provided herein, and any party foreclosing any such mortgage or deed of trust, or acquiring title by deed in lieu of foreclosure or trustee's sale shall acquire title subject to all of the terms and provisions of this Grant of Master Easement.
12. The Easement shall be recorded in the Official Records of Osceola County, Florida.
13. The covenants, terms, provisions, conditions, rights, and obligations of this Grant of Master Easement shall be covenants running with the land, and the parties hereto agree for themselves and their successors, heirs, lessees, and assigns that in any deed of conveyance of all or any portion of the Property that includes the Easement Area to any person, partnership, corporation, or other entity, the said covenants, terms, provisions, conditions, rights, and obligations of this Grant of Master Easement shall be incorporated into any such deed of conveyance by reference to this Grant of Master Easement and the recording hereof as fully as if the same were contained therein.
14. This Grant of Master Easement shall be interpreted and enforced in accordance with the laws of the State where the Property is located.
15. This Grant of Master Easement constitutes the entire agreement between the parties and may not be modified or amended unless in writing signed by the parties hereto; provided, however, if there is a conflict between the provisions of the Agreement and the provisions of this Grant of Master Easement, the Agreement controls. Nothing in this Grant of Master Easement modifies the terms of the Agreement in any way.

16. If any provision of this Grant of Master Easement, or portion thereof, or the application thereof to any person or circumstance, be held invalid, inoperative, or unenforceable, the remainder of this Grant of Master Easement, or the application of such provision or portion thereof to any other persons or circumstance, shall not be affected thereby. It shall not be deemed that any such invalid provision affects the consideration for this Grant of Master Easement and each provision of this Grant of Master Easement shall be valid and enforceable to the fullest extent permitted by law.
17. Grantee shall repair all damage to the Property caused by Grantee's installation and maintenance activity and Grantee shall return the Property to its original condition prior to any such work at Grantee's sole cost and expense.
18. This Grant of Master Easement may be executed simultaneously in multiple counterparts, each of which, taken together, shall be deemed an original.

[Signatures appear on the following pages.]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written, intending to be legally bound.

WITNESS/ATTEST:

"GRANTOR":
Lennar Homes, LLC

Signature of Witness

Print Witness Name

Address

Address

Signature of Witness

Print Witness Name

Address

Address

By: _____

Name: _____

Title: _____

Date: _____

Address: _____

STATE OF _____)

) ss

COUNTY OF _____)

The foregoing instrument was acknowledged before me by [] means of physical presence or [] online/digital notarization this ____ day of _____, 20__, by

_____, the _____
(Name) (Title)

of _____, on behalf of said entity. S/he is

(Entity)

(personally, known to me) or (has presented
as identification and did/did not take an oath.)

(type of identification)

Witness my hand and official seal.

Notary Signature

AND

WITNESS/ATTEST:

AG EHC II (LEN) Multi State 4, LLC,
a Delaware limited liability company

By: Essential Housing Asset Management, LLC,
an Arizona limited liability company,
its Authorized Agent

Signature of Witness

Print Witness Name

Address

Address

Signature of Witness

Print Witness Name

Address

Address

By: _____

Name: _____

Title: _____

Date: _____

Address: _____

STATE OF _____)
_____) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me by [] means of physical presence or [] online/digital notarization
this ____ day of _____, 20__, by

_____, the _____
(Name) (Title)

of _____, on behalf of said entity. S/he is

(Entity)

(personally, known to me) or (has presented
as identification and did/did not take an oath.)

(type of identification)

Witness my hand and official seal.

Notary Signature

WITNESS/ATTEST:

"GRANTEE":
FisionX, LLC

By: Hotwire Communications, Ltd., its Administrative Member

By: Hotwire Communications, LLC, its General Partner

Signature of Witness

By: _____
Kristin Johnson, Chief Executive Officer

Print Witness Name

Date: _____

2100 West Cypress Creek Road
Fort Lauderdale, FL 33309
Address

Address: 2100 West Cypress Creek Road
Fort Lauderdale, FL 33309

Signature of Witness

Print Witness Name

2100 West Cypress Creek Road
Fort Lauderdale, FL 33309
Address

STATE OF _____)

) ss

COUNTY OF _____)

The foregoing instrument was acknowledged before me by [] means of physical presence or [] online/digital notarization
this ____ day of _____, 20__, by

Kristin Johnson the Chief Executive Officer

Hotwire Communications, LLC, the General Partner of Hotwire
of Communications, Ltd., the Administrative Member of FisionX, LLC, on behalf of said entity. She is

(personally, known to me) or (has presented
as identification and did/did not take an oath.)

(type of identification)

Witness my hand and official seal.

Notary Signature

EXHIBIT A TO GRANT OF TELECOMMUNICATIONS EASEMENT

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1: (FEE SIMPLE ESTATE)

A PARCEL OF LAND BEING A PORTION OF LOTS 2, 5, 15, 16, 17, 18, 19, AND 20, AND ALL OF LOTS 3, 4, 21, AND 22, NEW MAP OF NARCOOSSEE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, TOGETHER WITH VACATED 33.00 FEET WIDE RIGHT OF WAY LYING BETWEEN LOTS 2 AND 3, LOTS 15 AND 21, AND THE NORTH 1/2 OF LOTS 18 AND 19, TOGETHER WITH THE VACATED 33.00 FEET WIDE RIGHT OF WAY ABUTTING LOT 4, TOGETHER WITH THAT PORTION OF VACATED 33.00 FEET WIDE RIGHT OF WAY ABUTTING LOT 17, ALL LYING IN SECTION 4, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, RUN S89°28'30"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 1,126.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°28'30"W ALONG SAID NORTH LINE, A DISTANCE OF 1,535.66 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 4; THENCE RUN S89°53'23"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 73.30 FEET TO A POINT ON THE EASTERLY LINE OF CANAL C-29A; THENCE RUN S21°16'00"W ALONG SAID EASTERLY LINE, A DISTANCE OF 939.28 FEET; THENCE DEPARTING SAID EASTERLY LINE RUN N81°05'12"E, A DISTANCE OF 28.76 FEET; THENCE RUN N65°26'59"E, A DISTANCE OF 90.75 FEET; THENCE RUN N50°48'18"E, A DISTANCE OF 134.52 FEET; THENCE RUN S14°45'51"E, A DISTANCE OF 94.32 FEET; THENCE RUN S08°36'32"E, A DISTANCE OF 55.30 FEET; THENCE RUN S12°43'12"W, A DISTANCE OF 80.36 FEET; THENCE RUN S10°41'21"W, A DISTANCE OF 73.86 FEET; THENCE RUN S13°25'47"E, A DISTANCE OF 69.78 FEET; THENCE RUN S21°43'28"W, A DISTANCE OF 90.94 FEET; THENCE RUN S13°44'55"W, A DISTANCE OF 87.12 FEET; THENCE RUN S10°31'21"W, A DISTANCE OF 63.31 FEET; THENCE RUN S30°26'27"W, A DISTANCE OF 96.91 FEET; THENCE RUN S31°59'14"W, A DISTANCE OF 90.45 FEET; THENCE RUN S13°00'04"E, A DISTANCE OF 61.61 FEET; THENCE RUN S18°16'57"E, A DISTANCE OF 64.01 FEET; THENCE RUN S23°11'50"E, A DISTANCE OF 12.64 FEET; THENCE RUN N89°34'13"E, A DISTANCE OF 2,965.27 FEET; THENCE RUN N15°55'50"W, A DISTANCE OF 436.87 FEET; THENCE RUN S76°59'43"W, A DISTANCE OF 455.95 FEET; THENCE RUN N23°06'53"W, A DISTANCE OF 1,425.87 FEET TO THE POINT OF BEGINNING.